

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 12, 1972.

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Kitsilano Secondary School, on Wednesday, April 12, 1972, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (in the Chair)
Aldermen Adams, Bird, Calder, Linnell,
Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Broome (on civic business)
Alderman Hardwick.

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Proposed Rezoning:
Kitsilano Area

An application was received from the Director of Planning and Civic Development to amend the text of Zoning and Development By-law No. 3575, to establish a new District Schedule, RM-3A Multiple Dwelling District, and consequential amendments to the By-law.

The rezoning involves all lots in Blocks 181, 191, 192, 202, 195, 205, 215, 196, 185 & 185A inclusive, and Lots 1-7, 13-18 & N33' of A & B, Block 186; 1-8 & 13-20, Block 186A; 1-9 & F, Block 187; 1-10 & 13-20, Block 206; A & B, 3-16, A-E, 23-36, A, S30' of N60', Pcl. D, B, Block 216; 1-8 & E20' of 13, bal. of 13, 14-20, Block 193; 1-8 & 13-20, Block 203; 3-10 & A-C, 12-18, Block 194; 3-9, A, 10, B & C, 11-16, Block 204, District Lot 526.

This is in an area consisting of approximately 19 City Blocks, bounded generally by Cornwall Avenue, Point Grey Road, and the railway right-of-way on the north; Greer Avenue and Cypress Street on the east; Larch and Balsam Streets on the west and York Street, First and Second Avenues on the south,

Present Zoning: RM-3 Multiple Dwelling District
Proposed Zoning: RM-3A Multiple Dwelling District.

The Technical Planning Board recommended that the application be not approved, as the Board favours the opportunity for choice as to the form of development provided by the RM-3 District Schedule, and believes that the resulting form of development is still satisfactory.

(continued)

The Technical Planning Board's motion, passed at its meeting on March 27, 1972, is:

"THAT the Board have reviewed the Report of the Director of Planning based on Council's request to investigate reduction of height of building in Kitsilano and they believe that the original form of development permitted in RM-3 is still satisfactory.

However, should Council wish to introduce height restrictions in the Kitsilano area, they support the recommendations in the Report of the Director of Planning & Civic Development dated March 1, 1972.

FURTHER, they approved the proposed RM-3A District Schedule including a provision to allow limited discretion on height to the Technical Planning Board."

The Town Planning Commission recommended that the application be approved; the Commission's motion reading as follows:

"THAT the Commission favours the principle of low-rise buildings in relation to the waterfront and therefore endorses the general concept of the RM-3A zoning proposed for the Kitsilano area as outlined on the map attached to the report of the Director of Planning dated March 1, 1972."

The Council noted a Board of Administration report, dated March 3, 1972, and a memorandum from the Director of Planning and Civic Development, dated April 10, 1972, both dealing with the proposed RM-3A District Schedule. The memorandum suggested the wording of an additional sentence which could be added to the District Schedules, with respect to the increase in the height of a building.

Following an explanation of the proposed rezoning by the Director of Planning and Civic Development, during which slides were shown, delegations were heard, as follows:

1. Kitsilano Area Resources Council Planning Committee (Mr. B. Mason, Mr. R. Kemble, Mr. M. Wood and Mr. D. Todd)--spoke in favour of the proposed rezoning; made general comments on community planning in the City; and referred to a high rise apartment building under construction at 2280 Cornwall Street (Brief filed.)
2. Ad hoc committee (Mrs. M. Chunn)--terms of reference for proposed rezoning too narrow; no high rise buildings between water front and 2nd Avenue; more thorough study should be made of the area Burrard to Alma Streets from Cornwall to Broadway. (Brief filed.)
3. Mr. Frederickson--favoured high rise apartments on a limited basis.
4. Mr. W. Pennell--opposed rezoning and suggested, if a change made, property owners should be reimbursed taxes paid on the present zoning. (Brief filed.)

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5. Mrs. Parker (representing various property owners)--opposed rezoning. (Brief filed.)
6. Kitsilano Ratepayers' Association (Mr. G. F. Moul)--opposed high rise development on the Kitsilano waterfront. Proposed no change in zoning in the area east of Arbutus to Cypress Streets. Restrictive changes in zoning should apply only to the area adjacent to the waterfront. (Brief filed.)
7. Mrs. J. Bicknell--supported rezoning. (Brief filed.)
8. Citizens' Council on Civic Development (CCCD)--(Mr. H. Weinreich)--generally in favour of proposed rezoning.
9. Mr. A. Stott--opposed to high rise development; and general comments regarding the area.
10. Mrs. McVay--opposed to rezoning as there would be devaluation of property, without compensation.

The Council was advised that a number of communications had been filed, and these would be made available to each Member, for information.

MOVED by Alderman Wilson,

THAT the submissions be received for information, and studied by Council Members, and the matter be referred to a future Council meeting for decision.

- CARRIED.

MOVED by Alderman Calder,

THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Calder,

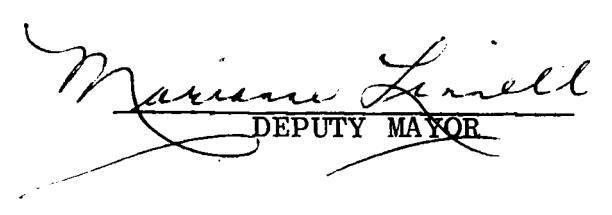
SECONDED by Alderman Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

The Council adjourned at approximately 9:30 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing) dated April 12, 1972, adopted on April 18, 1972.


DEPUTY MAYOR


CITY CLERK